

MINERAL, ROYALTY & LEASEHOLD CONVEYANCE

Grantor Name: Ricardo Riojas
329 CC Chandler Rd, Burleson, TX 76028

Grantee: See Exhibit "A"

For an adequate consideration, Grantor does hereby sell, assign, transfer and convey to the Grantee(s) described in Exhibit "A", forever, all (100%) of Grantor's right, title and interest in and to all of the oil, gas, and other minerals, oil and gas royalty including, but not limited to, overriding royalty and Grantor's interest in any oil and gas leases or leasehold rights and all mineral rights and/or oil and gas interests of every kind and character in Tarrant County Texas, "Interest" and, in, to, under and that may be produced, saved or sold from the lands described on Exhibit "A" hereto or from other lands pooled or unitized therewith, irrespective of the fact that such other lands may not be described or may not be correctly or completely described, "Lands" and, all of Grantor's right, title and interest in all of the oil and/or gas wells located on the Lands including, but not limited to, the wells described on Exhibit "A" hereto, "Wells". This Conveyance also includes the right of ingress and egress at all times for all purposes incident to the unlimited use and enjoyment of the ownership interest in the Lands and Wells herein conveyed, all hereinafter referred to as the "Subject Property".

This Conveyance is made subject to any right now existing in favor of any lessee or its assigns under any valid and subsisting oil and gas lease covering the Subject Property. Grantee shall hereinafter own, receive and enjoy the interest of Grantor in all bonuses, rents, royalties, delay rentals and all other benefits accruing or accrued to the Subject Property, including all suspended funds, claims and causes of action for all periods of time.

Grantor agrees without condition or further consideration to immediately execute and return such other instruments, correction or otherwise, which Grantee may from time-to-time request to effectuate this Conveyance, and all rights of ownership pertaining thereto, to Grantee. In a like manner, Grantor agrees to immediately execute and return all transfer or division orders which may be requested by any operator or third party purchaser of oil and gas production. Further, Grantor does hereby appoint Clifford N. Hair, Jr. as Grantor's Attorney-in-Fact for the limited purposes of executing on behalf of Grantor, all division and transfer orders, instruments pertaining to the correction of typographical errors, proper name styling of the Grantor or Grantee and amendments and corrections of the description of the Subject Property, all of which may be necessary from time-to-time for a full and complete transfer of the Subject Property to Grantee.

Grantor and Grantor's heirs, successors, assigns and remainder men agree to warrant and forever defend title to Grantor's interest in the Subject Property against all persons claiming or to claim the same by, through or under Grantor but not otherwise. This Conveyance is executed as of the date of acknowledgement of Grantor's signature below, but is effective as of 05/01/2010.

Grantor

Ricardo Riojas

The State of Texas

County of Tarrant

This instrument was executed and acknowledged on this 19 day of May 2010, By: Ricardo Riojas in the capacity stated.

Notary Public



Exhibit "A"

Attached to and made a part of Conveyance dated effective 05/01/2010 from Ricardo Riojas to the following named Grantees in the proportions shown opposite their name:

Grantee Name	In Care of:	Address	City	State	Zip	Interest
Collins & Young LLC	Mr. George Young	420 Throckmorton Street, Suite 930	Fort Worth	Tx	76102	18.750%
Quientesa Royalty LP	Mr. Brett Smith	508 West Wall Ave, Suite 500	Midland	Tx	79701	37.500%
SOOL, Ltd.	Mr. Q. P. Courtney, III	P. O. Box 10004	Midland	Tx	79701	9.375%
QPC3, LP	Mr. Q. P. Courtney, III	P. O. Box 10004	Midland	Tx	79701	9.375%
C & R Exodus LP	Mr. Richard Montgomery	P. O. Box 50671	Midland	Tx	79701	10.000%
Silver Oak Royalty LP	Mr. Brett Smith	508 West Wall Ave, Suite 500	Midland	Tx	79701	15.000%
						<u>100.000%</u>

Lands:

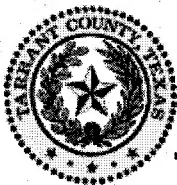
All lands located in Johnson County, Texas in which Grantor owns an Interest including, but not limited to, the A-1263 Rendon J Survey Survey, Tarrant County, Texas including all lands pooled or unitized therewith, irrespective of the fact that such other lands may not be described or completely or correctly described.

Wells:

Peaceful Valley #1H, including all other oil and gas wells located on the Lands including such other wells which may be located on lands pooled or unitized with any of the above described lands.

SUZANNE HENDERSON

COUNTY CLERK



100 West Weatherford Fort Worth, TX 76196-0401

PHONE (817) 884-1195

CHFH MINERALS ROYALTY LLC
PO BOX 8122
MIDLAND, TX 79708

Submitter: CHFH MINERALS ROYALTY
LLC

DO NOT DESTROY
WARNING - THIS IS PART OF THE OFFICIAL RECORD.

Filed For Registration: 7/12/2010 11:50 AM

Instrument #: D210166483

LSE

3

PGS

\$20.00

By: _____

Suzanne Henderson

D210166483

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

Prepared by: VMMASSINGILL